

55-57 Peter Street North, Orillia
\$424,000
MLS# 120016 or ICX# 120017



This 2-storey red brick home, circa 1867, is located in Orillia's north ward, close to all central amenities. Originally built as a side-by-side duplex, the dwelling currently contains 4 apartments. The north half, No. 57, was converted to a triplex in the 1960s and includes two 1-bedroom apartments and a bachelor apartment. The south half, No. 55, consists of a single family home that is waiting to be renovated.

The current units are legal non-conforming. The zoning of this property is *Downtown Shoulder* which includes a wide variety of uses. For further details on the permitted uses, contact Paul Cleary.

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Paul Cleary B.B.A., BROKER

- Full-time Real Estate Broker
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Office: **705-325-1373**

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Additional Information: 55-57 Peter Street North, Orillia • \$424,000 • MLS# 120016 or ICX# 120017

Details of No. 55 (south half)

- Single concrete driveway
- 10 ft. ceilings on main floor
- Forced air natural gas furnace
- Hardwood floors in living room, dining room and master bedroom
- There are 2 non-functional coal fireplaces with cast iron grates, one in the living room and one in the master bedroom.

Main Floor Rooms

Front foyer: 27 ft. 10 in. x 6 ft. 3 in.

Living room: 14 ft. x 17 ft. 6 in.

Dining room: 14 ft. x 14 ft. 6 in.

Kitchen: 13 ft. 4 in. x 17 ft. 3 in.

Summer kitchen: 8 ft. x 13 ft. 2 in.

Second Floor Rooms

Master bedroom: 11 ft. x 16 ft. 6 in.

Bedroom: 14 ft. 6 in. x 12 ft. 3 in.

Bedroom: 12 ft. 6 in. x 9 ft. 6 in.

Den: 13 ft. 5 in. x 8 ft.

One 3-piece bathroom

The south half is unoccupied.

Other information

- Lot size: 108 ft. x 105 ft.
- Living area above grade: 3,966 sq. ft.
- Heating costs for the north unit are \$156 per month equal billing. There is no heat on in the south unit.
- 2012 property tax based on Jan 1, 2012 tax bill: \$2,954.32
- Electricity averages \$105./month, based on 4 services (except 2nd floor 1-bedroom apt., which tenant pays)
- The roof on the main structure is steel (1993) and there is also a flat roof and an asphalt roof.
- There is a foundation from an old greenhouse at the southwest corner of the backyard of No. 55.

Details of No. 57 (north half)

- Gravel driveway with parking for 4 cars
- Fenced backyard
- 10 ft. ceilings on main floor
- High-efficiency forced air natural gas furnace
- 3 separate hydro services and each apartment has its own breaker panel
- Hardwood floors in several rooms of main and second floor apartments
- There are 2 non-functional coal fireplaces with cast iron grates, one in the main floor apt. living room and one in the second floor apt. living room.

Main Floor 1-bedroom Apartment

Owner occupied

Living room: 14 ft. x 17 ft. 6 in.

Galley kitchen with eating area: 13 ft. 4 in. x 6 ft.

Office/den: 12 ft. 6 in. x 8 ft. 6 in.

Bedroom: 17 ft. x 13 ft. 6 in. with door to side deck

One 4-piece bathroom

Access to unfinished basement

Second Floor 1-bedroom Apartment

Tenant occupied

Rents for \$600. per month plus hydro; landlord pays for water and heat expenses.

Living room: 12 ft. 4 in. x 11 ft. 3 in.

Kitchen: 8 ft. 8 in. x 5 ft. 3 in.

Bedroom: 11 ft. 6 in. x 9 ft. 8 in.

One 3-piece bathroom

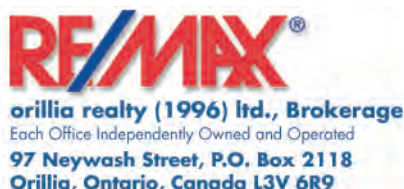
Second Floor Bachelor Apartment

Unoccupied

Kitchen: 8 ft. 6 in. x 9 ft.

Living room/bedroom: 14 ft. 6 in. x 13 ft. 6 in.

One 3-piece bathroom



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